

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:	§	
	§	
CAL NEVA LODGE, LLC	§	Case No. 16-51281 GWZ
	§	
Debtor	§	

TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter 11 of the United States Bankruptcy Code was filed on 06/10/2016 . The case was converted to one under Chapter 7 on 02/27/2018 . The undersigned trustee was appointed on 02/27/2018 .

2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.

3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$ 7,780.21

Funds were disbursed in the following amounts:

Payments made under an interim disbursement	0.00
Administrative expenses	0.00
Bank service fees	60.00
Other payments to creditors	0.00
Non-estate funds paid to 3 rd Parties	0.00
Exemptions paid to the debtor	0.00
Other payments to the debtor	0.00

Leaving a balance on hand of ¹	\$	7,720.21
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The remaining funds are available for distribution.

¹ The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was 07/20/2018 and the deadline for filing governmental claims was 08/27/2018 . All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ 1,528.02 . To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ 0.00 as interim compensation and now requests a sum of \$ 1,528.02 , for a total compensation of \$ 1,528.02² . In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ 0.00 , and now requests reimbursement for expenses of \$ 95.15 , for total expenses of \$ 95.15² .

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 08/15/2018 By: /s/JERI COPPA-KNUDSON
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

² If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

FORM 1

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page: 1
Exhibit A

Case No: 16-51281 GWZ Judge: GREGG W. ZIVE
Case Name: CAL NEVA LODGE, LLC

Trustee Name: JERI COPPA-KNUDSON
Date Filed (f) or Converted (c): 02/27/18 (c)
341(a) Meeting Date: 04/12/18
Claims Bar Date: 07/20/18

For Period Ending: 08/15/18

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. FINANCIAL ACCOUNTS WELLS FARGO CHECKING 2244	7,378.00	7,378.00		7,780.21	FA
2. INVESTMENTS INTEREST IN CORP./SUBJECT TO LITIGATION/NO RECOVERY OF FUNDS TO ESTATE AFTER LEGAL FEES AND SECURITY INTEREST	10,700,000.00	3,688,441.18		0.00	FA
3. FINANCIAL ACCOUNTS WELLS FARGO CHECKING 4100	0.00	0.00		0.00	FA
4. FINANCIAL ACCOUNTS WELLS FARGO SAVINGS 0376	0.00	0.00		0.00	FA
5. FINANCIAL ACCOUNTS COMMUNITY BANK CHECKING 3932	62.00	62.00		0.00	FA

TOTALS (Excluding Unknown Values)	\$10,707,440.00	\$3,695,881.18		\$7,780.21	Gross Value of Remaining Assets \$0.00 (Total Dollar Amount in Column 6)
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Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

July 18, 2018, 11:17 am final account to be done after bar date passes 7/20/2018

May 09, 2018, 11:14 am FA

Initial Projected Date of Final Report (TFR): 08/31/18

Current Projected Date of Final Report (TFR): 08/31/18

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 1
Exhibit BCase No: 16-51281 -GWZ
Case Name: CAL NEVA LODGE, LLCTrustee Name: JERI COPPA-KNUDSON
Bank Name: UNION BANK
Account Number / CD #: *****2172 Checking Account (Non-Interest Earn

Taxpayer ID No: *****9582

For Period Ending: 08/15/18

Blanket Bond (per case limit): \$ 5,000,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
03/19/18	1	WELLS FARGO BANK	BALANCE FORWARD				0.00
04/25/18		UNION BANK	TURNOVER OF FUNDS FROM BANK	1229-000	7,780.21		7,780.21
05/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,765.21
06/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,750.21
07/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,735.21
		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,720.21

COLUMN TOTALS 7,780.21 60.00 7,720.21

Less: Bank Transfers/CD's 0.00 0.00

Subtotal 7,780.21 60.00

Less: Payments to Debtors 0.00

Net 7,780.21 60.00

TOTAL - ALL ACCOUNTS

Checking Account (Non-Interest Earn - *****2172

NET DISBURSEMENTS ACCOUNT BALANCE

7,780.21 60.00 7,720.21

7,780.21 60.00 7,720.21

(Excludes Account Transfers) (Excludes Payments To Debtors) Total Funds On Hand

Page Subtotals 7,780.21 60.00

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: August 15, 2018

Case Number: 16-51281 Claim Class Sequence
 Debtor Name: CAL NEVA LODGE, LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000024 025 2950-00	UNITED STATES TRUSTEE 300 BOOTH STREET SUITE 3009 RENO, NV 89509	Administrative		\$325.00	\$0.00	\$325.00
000025A 028 6820-00	Franchise Tax Board (ADMINISTRATIVE) Bankruptcy Section MS A340 PO BOX 2952 Sacramento CA 95812-2952	Administrative		\$1,719.64	\$0.00	\$1,719.64
000029 028 6700-00	Jeffer Mangels Butler & Mitchell LLP (ADMINISTRATIVE) Attn: David M. Poitras P.C. 1900 Avenue of the Stars, 7th Floor Los Angeles, California 90067	Administrative		\$9,905.06	\$0.00	\$9,905.06
000007 054 5300-00	ROZLYNN LILLIANA WEIG 411 SOUTH CRESTVIEW RD. PAUL, ID 83347	Priority		\$0.00	\$0.00	\$0.00
000009A 057 5800-00	FRANCHISE TAX BOARD BANKRUPTCY SECTION MS A340 PO BOX 2952 SACRAMENTO CA 95812-2952	Priority		\$803.68	\$0.00	\$803.68
000020A 054 5300-00	Rozlynn Weig 411 South Crestview Road Paul, ID 83347	Priority		\$12,850.00	\$0.00	\$12,850.00
000001 070 7100-00	KOCH ELEVATOR CO 561 SUNSHINE LANE RENO, NV 89502	Unsecured		\$6,199.97	\$0.00	\$6,199.97
000002 070 7100-00	RENO ORNAMENTAL IRON LTD 561 SUNSHINE LANE RENO, NV 89502	Unsecured		\$201.95	\$0.00	\$201.95
000003 070 7100-00	RAPID SPACE, LLC P.O. BOX 7417 RENO, NV 89510	Unsecured		\$1,896.00	\$0.00	\$1,896.00
000004 070 7100-00	CHARTER COMMUNICATIONS ATTN: CASH MANAGEMENT 4670 E FULTON, SUITE 102 ADA, MI 49301	Unsecured		\$481.36	\$0.00	\$481.36
000005 070 7100-00	BRIGHT BUSINESS MEDIA LLC 475 GATE 5 ROAD SUITE 235 SAUSALITO, CA 94965	Unsecured		\$4,000.00	\$0.00	\$4,000.00
000006 070 7100-00	KOLESAR & LEATHAM 400 SOUTH RAMPART SUITE 400 LAS VEGAS, NV 89145-5725	Unsecured		\$527.00	\$0.00	\$527.00

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: August 15, 2018

Case Number: 16-51281 Claim Class Sequence
 Debtor Name: CAL NEVA LODGE, LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000008 070 7100-00	WASHOE COUNTY TREASURER P.O. BOX 30039 RENO, NV 89520	Unsecured		\$39,510.78	\$0.00	\$39,510.78
000010 070 7100-00	INTERNAL REVENUE SERVICE P.O. BOX 7346 PHILADELPHIA, PA 19101-7346	Unsecured		\$200.00	\$0.00	\$200.00
000011 070 7100-00	DALE COX ARCHITECTS P.O. BOX 459 TRUCKEE, CA 96160	Unsecured		\$5,105.00	\$0.00	\$5,105.00
000012 070 7100-00	NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURG 175 WATER STREET, 15TH FLOOR NEW YORK, NY 10038	Unsecured		\$0.00	\$0.00	\$0.00
000014 070 7100-00	LESLIE P. BUSICK 3924 STONE SIFER COURT SACRAMENTO, CA 95821-3912	Unsecured		\$0.00	\$0.00	\$0.00
000016 070 7100-00	BELFOR USA GROUP, INC. 185 OAKLAND AVE., SUITE 150 BIRMINGHAM, MI 48009	Unsecured		\$89,742.11	\$0.00	\$89,742.11
000018 070 7100-00	IPREP ACQUISITION, LLC C/O SARAH J. CROW AKIN GUMP STRAUSS HAUSER & FELD LLP 1700 PACIFIC AVENUE, SUITE 4100 DALLAS, TX 75201	Unsecured		\$75,000.00	\$0.00	\$75,000.00
000019 070 7100-00	GEORGE STUART YOUNT, INDIVIDUALLY AND OWNER DOWNEY BRAND, LLP 100 W. LIBERTY ST., STE. 900 RENO, NV 89501	Unsecured		\$1,000,000.00	\$0.00	\$1,000,000.00
000022 070 7100-00	GEORGE STUART YOUNT, INDIVIDUALLY AND OWNER DOWNEY BRAND, LLP 100 W. LIBERTY ST., STE. 900 RENO, NV 89501	Unsecured		\$0.00	\$0.00	\$0.00
000023 070 7100-00	The Sheraton LLC Sheppard Mullin Richter & Hampton, LLP c/o Michael T. Driscoll 30 Rockefeller Plz New York, NY 10112	Unsecured		\$3,307,491.54	\$0.00	\$3,307,491.54

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: August 15, 2018

Case Number: 16-51281 Claim Class Sequence
 Debtor Name: CAL NEVA LODGE, LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000026 070 7100-00	ARBOR CARE OF TAHOE P.O. BOX 6239 TAHOE CITY, CA 96145	Unsecured		\$3,920.00	\$0.00	\$3,920.00
000027 070 7100-00	NO LAKE TAHOE FIRE PROTECTION DISTRICT 866 ORIOLE WAY INCLINE VILLAGE, NV 89451	Unsecured		\$17,418.05	\$0.00	\$17,418.05
000028 070 7100-00	CAL NEVA LODGE LLC QUICK SPACE P.O. BOX 7417 RENO, NV 89510	Unsecured		\$2,607.00	\$0.00	\$2,607.00
000030 070 7100-00	CASE DEVELOPMENT SERVICES, LLC 3040 PEACHTREE RD SUITE 1612 ATLANTA GA 30305	Unsecured		\$36,671.78	\$0.00	\$36,671.78
000031 070 7100-00	NEW CAL-NEVA LODGE LITIGATION TRUST C/O PACHULSKI STANG ZIEHL & JONES LLP ATTN: SHIRLEY S. CHO 10100 SANTA MONICA BLVD., 13TH FLOOR LOS ANGELES, CA 90067	Unsecured		\$0.00	\$0.00	\$0.00
000032 070 7100-00	LAW OFFICES OF THOMAS J. HALL 305 ARLINGTON AVENUE RENO, NV 89501	Unsecured		\$5,494.50	\$0.00	\$5,494.50
000017A 050 4210-00	LUMOS & ASSOCIATES, INC. 800 E. COLLEGE PARKWAY CARSON CITY, NV 89706	Secured		\$15,185.00	\$0.00	\$15,185.00
000021 050 4110-00	LADERA DEVELOPMENT, LLC C/O JASON E. RIOS 400 CAPITOL MALL, STE 1750 SACRAMENTO, CA 95814	Secured		\$7,471,110.61	\$0.00	\$7,471,110.61
Case Totals:				\$12,108,366.03	\$0.00	\$12,108,366.03

Code #: Trustee's Claim Number, Priority Code, Claim Type

TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 16-51281 GWZ

Case Name: CAL NEVA LODGE, LLC

Trustee Name: JERI COPPA-KNUDSON

Balance on hand \$ 7,720.21

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payment to Date	Proposed Payment
000017A	LUMOS & ASSOCIATES, INC.	\$ 15,185.00	\$ 15,185.00	\$ 0.00	\$ 0.00
000021	LADERA DEVELOPMENT, LLC	\$ 7,471,110.61	\$ 7,471,110.61	\$ 0.00	\$ 0.00

Total to be paid to secured creditors \$ 0.00

Remaining Balance \$ 7,720.21

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: JERI COPPA-KNUDSON	\$ 1,528.02	\$ 0.00	\$ 1,528.02
Trustee Expenses: JERI COPPA-KNUDSON	\$ 95.15	\$ 0.00	\$ 95.15
Fees: UNITED STATES TRUSTEE	\$ 325.00	\$ 0.00	\$ 325.00

Total to be paid for chapter 7 administrative expenses \$ 1,948.17

Remaining Balance \$ 5,772.04

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Other: Franchise Tax Board	\$ 1,719.64	\$ 0.00	\$ 853.86
Other: Jeffer Mangels Butler & Mitchell LLP	\$ 9,905.06	\$ 0.00	\$ 4,918.18

Total to be paid for prior chapter administrative expenses \$ 5,772.04

Remaining Balance \$ 0.00

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ 13,653.68 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000007	ROZLYNN LILLIANA WEIG	\$ 0.00	\$ 0.00	\$ 0.00
000009A	FRANCHISE TAX BOARD	\$ 803.68	\$ 0.00	\$ 0.00
000020A	Rozlynn Weig	\$ 12,850.00	\$ 0.00	\$ 0.00

Total to be paid to priority creditors \$ 0.00

Remaining Balance \$ 0.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 4,596,467.04 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000001	KOCH ELEVATOR CO	\$ 6,199.97	\$ 0.00	\$ 0.00
000002	RENO ORNAMENTAL IRON LTD	\$ 201.95	\$ 0.00	\$ 0.00
000003	RAPID SPACE, LLC	\$ 1,896.00	\$ 0.00	\$ 0.00
000004	CHARTER COMMUNICATIONS	\$ 481.36	\$ 0.00	\$ 0.00
000005	BRIGHT BUSINESS MEDIA LLC	\$ 4,000.00	\$ 0.00	\$ 0.00
000006	KOLESAR & LEATHAM	\$ 527.00	\$ 0.00	\$ 0.00
000008	WASHOE COUNTY TREASURER	\$ 39,510.78	\$ 0.00	\$ 0.00
000010	INTERNAL REVENUE SERVICE	\$ 200.00	\$ 0.00	\$ 0.00
000011	DALE COX ARCHITECTS	\$ 5,105.00	\$ 0.00	\$ 0.00
000012	NATIONAL UNION FIRE INSURANCE COMPANY	\$ 0.00	\$ 0.00	\$ 0.00
000014	LESLIE P. BUSICK	\$ 0.00	\$ 0.00	\$ 0.00
000016	BELFOR USA GROUP, INC.	\$ 89,742.11	\$ 0.00	\$ 0.00
000018	IPREP ACQUISITION, LLC	\$ 75,000.00	\$ 0.00	\$ 0.00
000019	GEORGE STUART YOUNT, INDIVIDUALLY AND	\$ 1,000,000.00	\$ 0.00	\$ 0.00
000022	GEORGE STUART YOUNT, INDIVIDUALLY AND	\$ 0.00	\$ 0.00	\$ 0.00
000023	The Sheraton LLC	\$ 3,307,491.54	\$ 0.00	\$ 0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000026	ARBOR CARE OF TAHOE	\$ 3,920.00	\$ 0.00	\$ 0.00
000027	NO LAKE TAHOE FIRE PROTECTION DISTRICT	\$ 17,418.05	\$ 0.00	\$ 0.00
000028	CAL NEVA LODGE LLC	\$ 2,607.00	\$ 0.00	\$ 0.00
000030	CASE DEVELOPMENT SERVICES, LLC	\$ 36,671.78	\$ 0.00	\$ 0.00
000031	NEW CAL-NEVA LODGE LITIGATION TRUST	\$ 0.00	\$ 0.00	\$ 0.00
000032	LAW OFFICES OF THOMAS J. HALL	\$ 5,494.50	\$ 0.00	\$ 0.00

Total to be paid to timely general unsecured creditors \$ 0.00

Remaining Balance \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent.

Tardily filed general (unsecured) claims are as follows:

NONE

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE